



STATE OF MAINE
DEPARTMENT OF EDUCATION
23 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0023

JOHN ELIAS BALDACCI
GOVERNOR

SUSAN A. GENDRON
COMMISSIONER

Exhibit #III.B.

TO: Members of the State Board of Education

FROM: Susan A. Gendron, Commissioner*

DATE: September 10, 2008

SUBJECT: Major Capital School Construction Program; *Site Approval Consideration*;
Regional School Unit #1 – New PreK-8 School Construction Project in
Woolwich, Maine.

STATEMENT OF FACT

Superintendent William Shuttleworth is requesting Site Approval for a new preK-8 school in Woolwich. The school will replace part of the present Woolwich Elementary School.

Woolwich has recently become a part of RSU #1. In the process of deciding whether to construct a preK-8 school in Woolwich, the Department of Education contracted with Lewis & Malm Architects to do a study of the Bath Middle School to determine whether the Bath facility could accommodate Woolwich's middle school students. The Bath facility could not house Woolwich's students so the project proceeded at the Woolwich site.

The site presently has athletic facilities that were financed through federal funds. The site also has a road that is very close to the school and is owned by the Bath Water District. On occasion chemicals are transported over the road. The Bath Water District has advised that the chemicals are chloride in a solid form and fluoride; both of which are non-toxic and no health threat to students, staff, etc.

It was necessary to identify a plot of land of equal or greater value to satisfy the federal government. This was necessary because a part of the addition to the school will encroach on the athletic field. This has been done with land at the rear of the site.

In order to improve safety at the site the entrance of the road will be moved away from the building. This will be accomplished by giving the Water District a right-of-way over the road entrance. The Water District will give the school an easement to pave on their property over the 16 inch water main that services Bath and the surrounding area.

There are two small properties that need to be purchased as part of the project. The first is a one-acre lot purchased by Woolwich and turned over to RSU #1 after Woolwich was placed on the Approved Projects List. The cost was \$36,000. The two appraisals came in at \$37,000 and \$35,000, thus no local funds were involved.

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The second parcel is a 2.16 acre site. It will be the location of the new entrance to the school and for the Water District. The cost of the site is \$100,000. The appraisals were \$87,000 and \$75,000. The average of the two appraisals is \$81,000, thus the local contribution is \$19,000.

All State and local agencies that have an interest or involvement in the proposed school have been contacted. The responses are on file in the Department of Education. The architect has completed the Site Application and the New vs. Renovation Study of the Woolwich School.

Project Information:

Project: RSU #1 Woolwich PreK-8 School

Superintendent: William Shuttleworth

Architect: Rick Malm, AIA, Lewis & Malm Architects

Total number of acres: 19.9 original site

Two purchases: 1 acre and 2.16 acres

Total acres eligible for State support: 3.16

Purchase cost: \$136,000

Amount eligible for State support: \$117,000

Local cost (no subsidy): \$19,000

CONSTRUCTION COMMITTEE RECOMMENDATION

The Construction Committee voted unanimously to recommends that the State Board of Education grant Site Approval to RSU #1 for construction of a new preK-8 school in Woolwich, Maine.

COMMISSIONER RECOMMENDATION

The Commissioner recommends the State Board of Education grant Site Approval to RSU #1 for construction of a new preK-8 school in Woolwich, Maine, under the provisions of Chapter 61, Rules for Major Capital School Construction Projects.

*Prepared by the School Facilities Services Team